172.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	892,300 / 892,300
					USE VALUE:	892,300 / 892,300
					ASSESSED:	892,300 / 892,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LU ANDY
Owner 2:	LIAN HSUEH CHIN
Owner 3:	
Street 1:	36 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,724 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 2008 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8724.000	415,100		477,200	892,300
Total Card	0.200	415,100		477,200	892,300
Total Parcel	0.200	415,100		477,200	892,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.37 | /Parcel: 444.3

Legal Description

User Acct 113656

GIS Ref

GIS Ref

Insp Date 07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,100	0	8,724.	477,200	892,300	892,300	Year End Roll	12/18/2019
2019	101	FV	306,900	0	8,724.	470,400	777,300	777,300	Year End Roll	1/3/2019
2018	101	FV	306,900	0	8,724.	361,300	668,200	668,200	Year End Roll	12/20/2017
2017	101	FV	306,900	0	8,724.	340,900	647,800	647,800	Year End Roll	1/3/2017
2016	101	FV	306,900	0	8,724.	313,600	620,500	620,500	Year End	1/4/2016
2015	101	FV	300,000	0	8,724.	293,100	593,100	593,100	Year End Roll	12/11/2014
2014	101	FV	300,000	0	8,724.	270,000	570,000	570,000	Year End Roll	12/16/2013
2013	101	FV	300,000	0	8,724.	270,000	570,000	570,000		12/13/2012

!13283!

PRINT

Date	Time
12/11/20	03:15:55

LAST REV

Date	Time
08/08/18	11:22:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13283

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMAR TEYET	1190-126		7/13/1998		227,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2006	671	Manual	1,000	C				remaining finish w
6/20/2005	611	Addition	90,000	C		G7	GR FY07	2ND FLR + 2STRY GA
5/8/1997	233	Manual	7,400	C				SIDING/PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	Inspected	PH	Patrick H
6/15/2018	MEAS&NOTICE	BS	Barbara S
3/4/2009	Meas/Inspect	163	PATRIOT
12/16/2008	Measured	197	PATRIOT
5/1/2006	Permit Visit	BR	B Rossignol
12/8/1999	Meas/Inspect	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113656
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8724		Sq. Ft.	Site		0	70.	0.78	6									477,204						477,200	

Total AC/HA: 0.20028 | Total SF/SM: 8724 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 477,204 | Spl Credit | Total: 477,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17290831
Const Adj.:	0.99989998
Adj $ / SQ:	146.599
Other Features:	115105
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465393
Depreciation:	50262
Depreciated Total:	415130

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

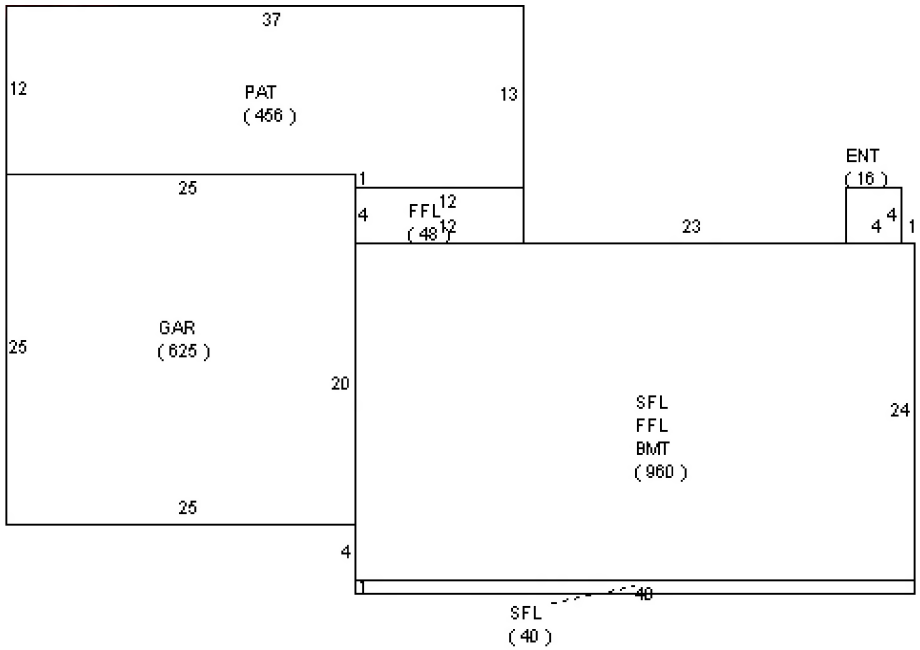
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.60
Special Features:	0	Val/Su Net:	102.12
Final Total:	415100	Val/Su SzAd	206.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	146.600	147,772
SFL	Second Floor	1,000	146.600	146,599
BMT	Basement	960	43.980	42,220
GAR	Garage	625	19.000	11,874
PAT	Patio	456	3.070	1,401
ENT	ENTRY	16	26.400	422

Net Sketched Area:	4,065			Total:	350,288
Size Ad	2008	Gross Are	4065	FinArea	2008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	